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properties

1 Colwill Mews
Moretonhampstead, Devon TQ13 8LG

£295,000 Freehold



The Property

1 Colwill Mews is tucked away in a quiet spot but only a short walk to amenities. It is granite built and was converted from a storage building about 20 years ago and has the considerable benefit of two parking spaces. The accommodation is quite well proportioned with a large living room and a well fitted kitchen on the ground floor. Upstairs there is a landing, a fully tiled bathroom with shower above the bath, a single bedroom with mezzanine storage area and a large double bedroom. The property is fully double glazed and has mains gas fired central heating and a current electrical and gas certificate. Outside there are two valuable parking spaces and a patio garden which faces westwards into the evening sun. Fowlers strongly recommend viewing this super town centre home.

Situation

1 Colwill Mews is tucked away behind the houses that front onto Court Street and sits in a quiet spot with a patio garden and two parking spaces of its own. The town square is only a very short walk as are the excellent day to day and specialist shops that Moretonhampstead has to offer. There are two pubs, cafes and restaurant, a busy hotel and bar, a Primary school and pre-school, a Parish church and chapel and surgeries for doctor dentist and vet. The town is surrounded by countryside and moorland walks and is at the head of the Wray Valley Cycle Trial. There are good sports facilities with a football pitch, sports centre, tennis club, play park and an open air swimming pool in the summertime. Exeter is only 12 miles away along the B3212 and the A30 and A38 are equidistant at about 8 miles.

Services

Mains gas, electricity, water and drainage.

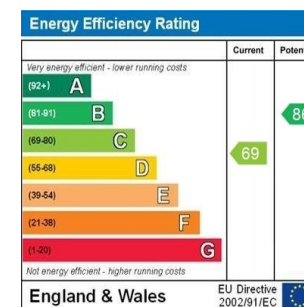
Council tax band

Band C

Directions

From the town square drive westwards passing the butchers and Post Office. At the end of the terrace and ornamental railings on the right is a private driveway entrance. Drive in to the private driveway and on the right is a brick paved bay with space for two cars. This is the parking for 1 Colwill Mews.

- A spacious granite built two bedroom home in a quiet spot
- Easy short walk to the town amenities
- Two parking spaces and patio garden
- Large living room with oak effect laminate floor
- Modern kitchen with built-in gas hob, fan oven and extractor hood
- Landing
- Good size double bedroom
- Single bedroom with mezzanine storage area
- Bathroom
- Double glazed windows and gas fired central heating



Entrance

A gravelled area at the front belongs to 1 Colwill Mews, and there is a shared pedestrian path that runs under a neighbour's property that leads to Court Street. The property has a double glazed painted timber front door with a paved entrance step and an adjacent exterior light and mail box.

Lobby

Just inside the front door is a mat well, a deep under stairs cloaks cupboard, a service cupboard with the circuit breaker box, and there is a ceiling mounted LED downlighter. The lobby opens out into the living room.

Living room

This is a spacious room with an oak effect laminate floor, six LED downlighters, a double glazed rear window mounted high in the rear wall and a broad triple casement wooden double glazed window to the front.

The staircase rises to the first floor and there are two double panel radiators, ten power points, a TV point and a telephone point. The central heating timer and thermostat is wall mounted.

Kitchen

The kitchen has a ceramic tiled floor and three ceiling mounted lights and is fitted with a range of cream finished base and wall cabinets with grey tiled splashbacks above slate effect roll top work surfaces which have worktop lighting. It is fitted with a 1½ bowl stainless steel sink with mixer tap, a four burner gas hob, extractor hood and light and an electric fan oven and grill. Space is allocated for a free standing upright fridge/freezer, a dishwasher and an automatic washing machine. A double glazed window looks out to the front and an obscure double glazed window is at the rear. The Worcester gas fired combi boiler is wall mounted.

First floor

The staircase rises to a door to the landing and there is a light point above the stairs.

Landing

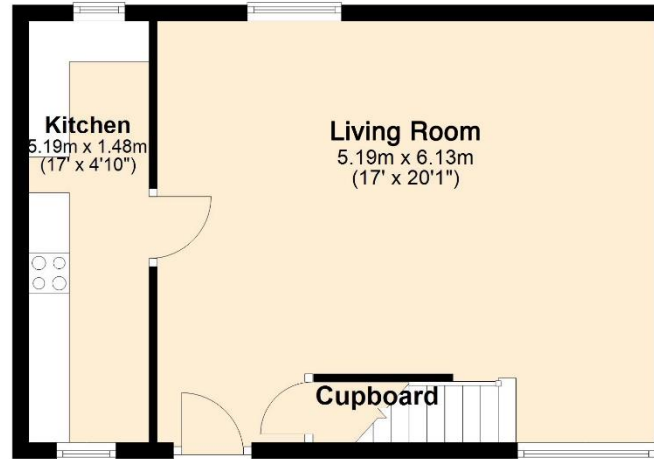
Doors lead to all rooms and there is a double power point and two LED downlighters.

Bedroom 1

This is a spacious double bedroom with a large velux double glazed skylight and a double glazed window mounted high in the wall. A painted roof truss is exposed, and the ceiling is open into the roof. There are two double panel radiators, ten power points, a TV point, a spotlight fixture and two pendant light points.

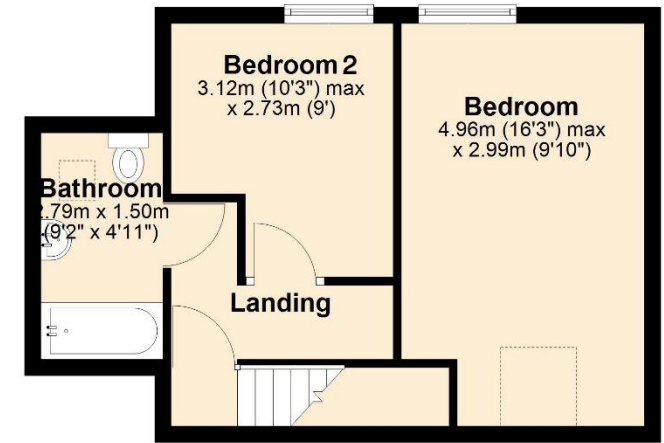
Ground Floor

Approx. 40.0 sq. metres (430.5 sq. feet)



First Floor

Approx. 33.4 sq. metres (359.0 sq. feet)



Total area: approx. 73.3 sq. metres (789.5 sq. feet)

Bedroom 2

A single room with a double glazed rear window, a pendant light point, four power points, a single panel radiator and a mezzanine storage area.

Bathroom

The bathroom is fully tiled to floor and walls and has a built in eaves storage cupboard. It is fitted with a white suite comprising a steel bath with shower/mixer tap and glazed folding shower screen, a wall mounted wash hand basin with mirror, shaver/light and extractor above, a single panel radiator and a low level w.c.

Exterior

Patio garden

Measuring 18' x 15'/5.48m x 4.57m, this patio area is part paved and ideal for pots and a table and chairs. It faces west and gets plenty of afternoon and evening sun. A picket fence separates it from the two parking spaces.

Parking

The two parking bays are brick paved and broad enough for two cars and a wooden garden/bin store.



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